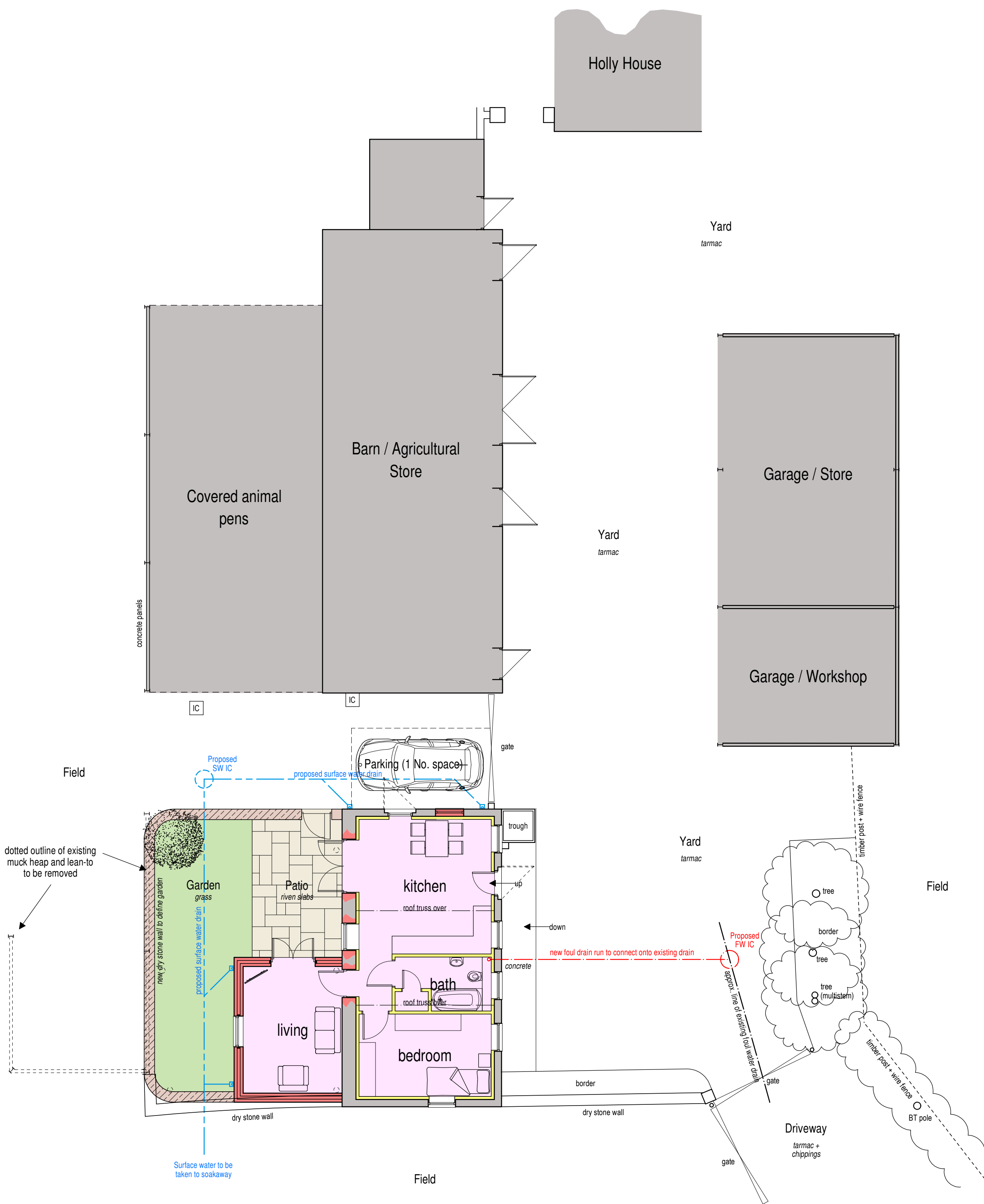
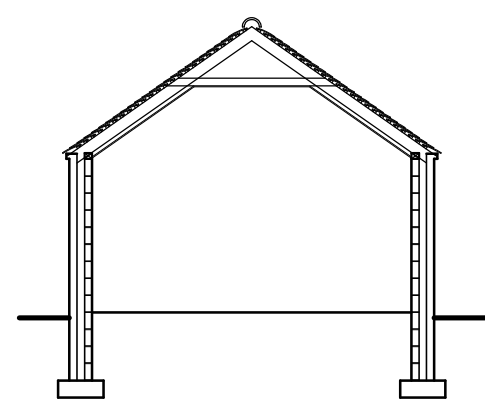
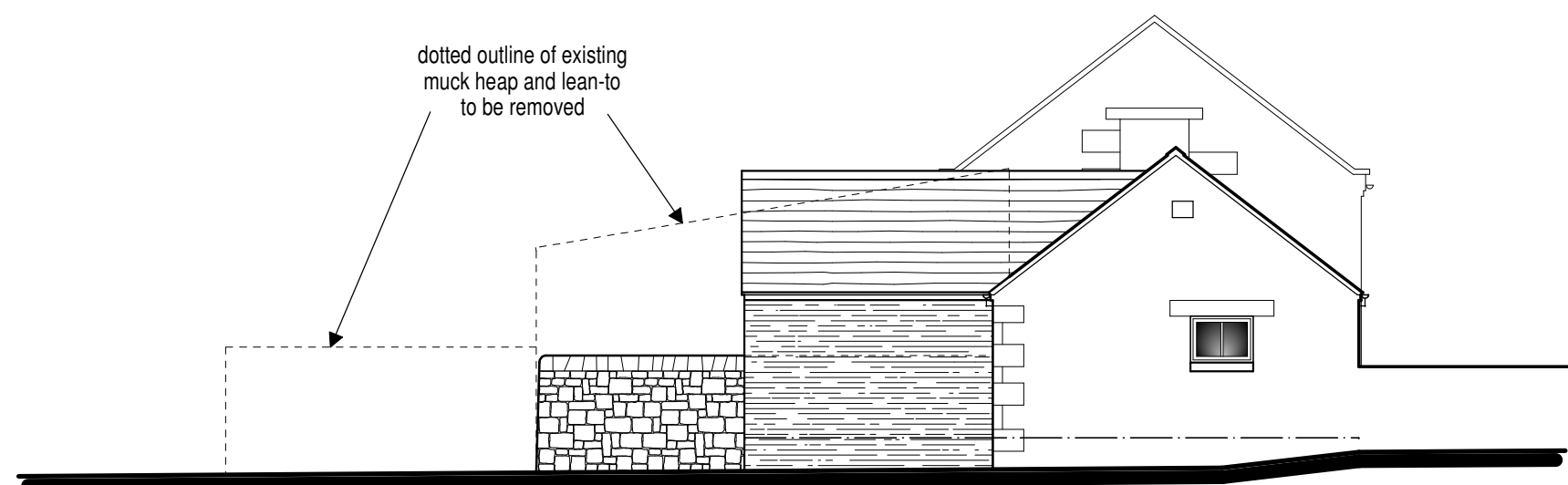




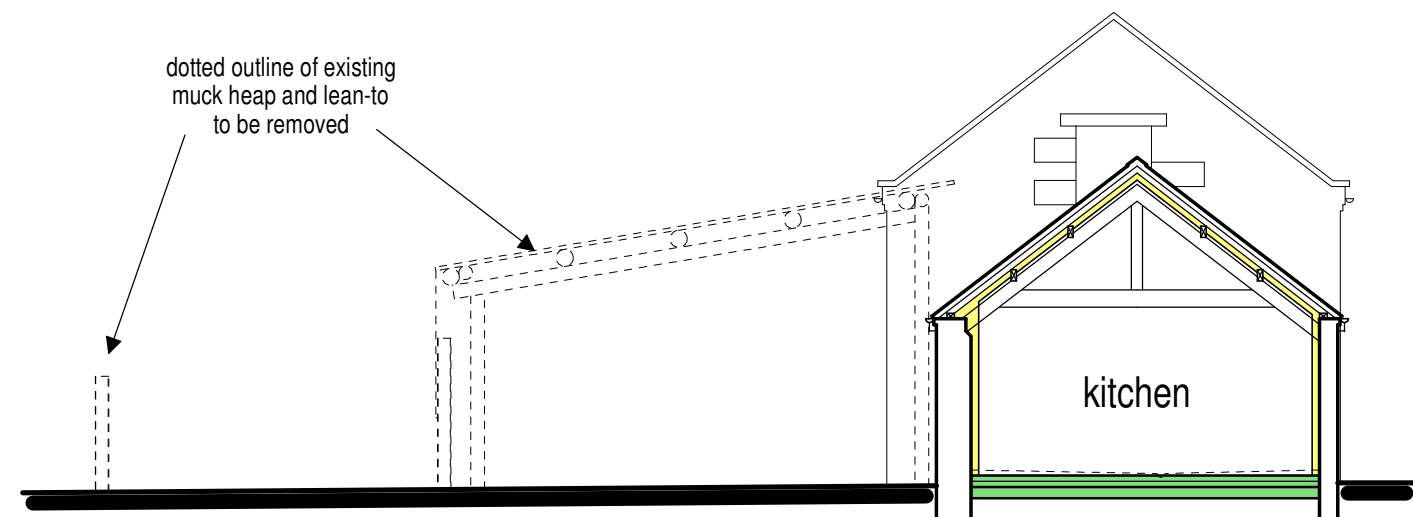
Floor Plan



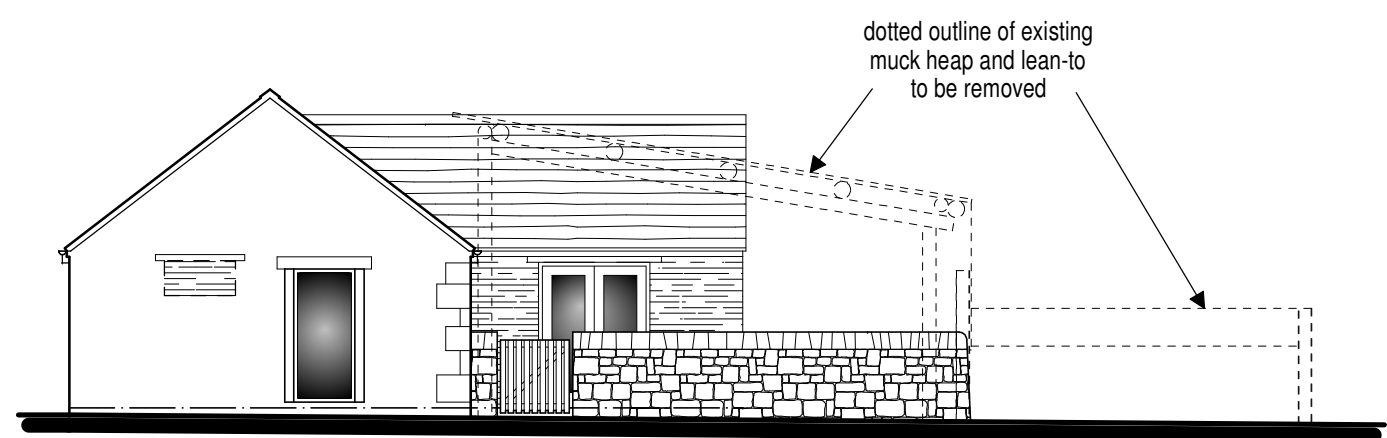
Extension Section



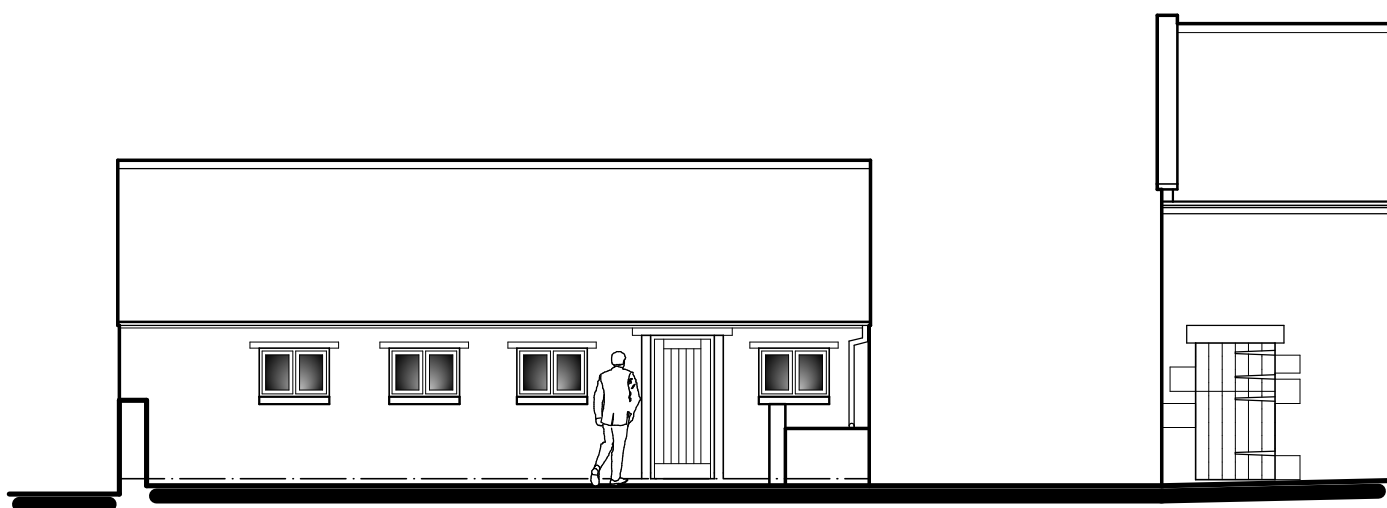
West Elevation



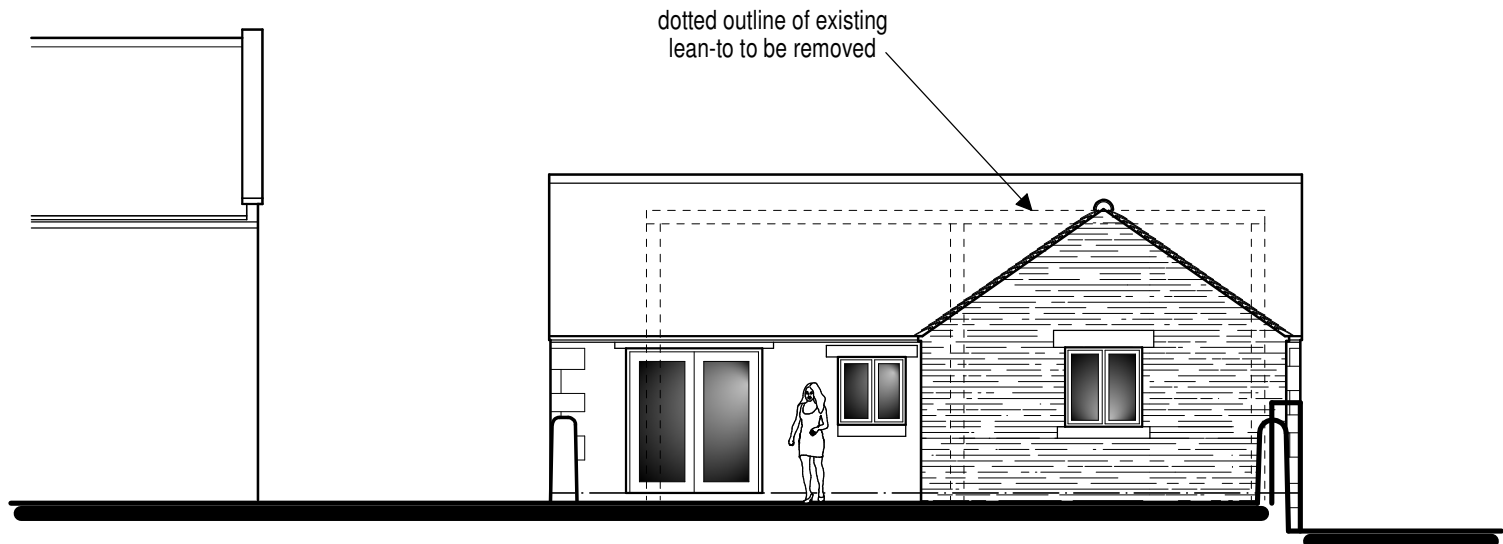
Cross Section (West)



East Elevation



South Elevation



North Elevation

PROPOSAL
It is proposed that the existing agricultural building be converted into a 1 bed dwelling, material alterations are as follows:

- **Roof**
Existing roof to be stripped of tiles and battens, ensuring that the tiles are carefully placed to one side for re-use.
Roof to be upgraded using breathable roofing re-felt which shall be laid prior to the installation of timber battens and re-used tiles.
If any of the tiles are found to be defective / missing then accommodate with reclaimed tiles to match.
Insulation shall be provided between and below the existing rafters and finished with plasterboard, all to suit current Building Regulation requirements.

- **Rainwater Goods**
Existing white uPVC gutters and downpipes to be replaced with black finish uPVC half-round gutters with circular downpipes.
Existing rusted rise-and-fall brackets to be removed and replaced with galvanised rise-and-fall brackets.

- **Eaves**
Eaves of new extension shall be 1 No. course of facing brick projecting 20mm from the outface of the wall.

- **Walls**
New walls and openings that shall be built-up shall incorporate reclaimed facing bricks and mortar to match existing. Where bricks have spalled on the existing wall, namely the West elevation, and mortar joints have weathered they shall be addressed accordingly and in-line with the Structural Engineer's report.
Existing wall shall be upgraded internally through a combination of tanking, to prevent damp ingress, and insulation. All finished internally with plasterboard.
Spec all to suit current Building Regulations.

- **Windows**
Flush-fitting timber casements with stone heads and header brick cills where indicated.
Windows to be finished in Cream White RAL 9001.

- **Doors**
Timber patio doors finished in Cream White RAL 9001.
Timber composite vertically boarded front door finished in Graphite Black RAL 9011.

- **Floor**
Existing concrete floor to be carefully broken-up ensuring minimal disturbance to the external perimeter wall.
A new floor shall be installed which shall include insulation to suit current Building Regulations.

- **External Landscaping**
The boundary shall be delineated with a dry stone wall complete with stone copers.
The patio shall be finished in Riven slabs in buff.

- **Drains**
The surface water shall discharge into a soakaway in position to be agreed on site.
The foul water shall be connect onto the existing foul drain.

0 1m 2m 3m 4m 5m
scale bar @ 1:100

Mr & Mrs Lloyd

Proposed Barn Conversion at
Holly House,
Cheddleton,
Staffs
ST13 7BH

Planning Proposal Floor Plan and Elevations

Date	Sheet	Scale
April 2024	A1	1:100
Dwg No.	Rev.	Drawn
2023-2806-04	D	RG
A - 16/05/2024 - BEDROOM EXTENSION ADDED		
B - 10/06/2024 - NOTES ADDED TO DRAWING		
C - 30/07/2024 - PARKING AMENDED		
D - 04/09/2024 - INTERNAL ARRANGEMENT ALTERED		



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